

Section 2-1100 Joint Land Management Area-3 District: JLMA-3

2-1101 Purpose. This district is established to accommodate and foster the development of land within the town's joint land management area (JLMA) to: (a) provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses, low density clustered residential developments and other uses in a predominantly rural environment; and (b) permit the direct marketing of farm products and services. It is also designed to provide a compact development option where public water and sewer service is available from the town to: (a) encourage an appropriate mix of residential and nonresidential land uses, (b) provide a variety of housing types in an urban pattern, and (c) where appropriate, achieve a pattern of development that generally conforms to the established, traditional pattern of development in the towns.

This JLMA-3 district replaces the Agricultural Residential (A-3) district within the JLMAs.

2-1102 Size and Location. It is the intent of the County that the JLMA-3 district boundaries not be extended beyond the existing JLMA boundaries.

2-1103 Permitted Uses. The following uses are permitted in this district:

- (A) Accessory uses, pursuant to Section 5-100.
- (B) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (C) Agriculture, horticulture, forestry, and fishery.
- (D) Bed and breakfast homestay, pursuant to Section 5-601(A).
- (E) Bus shelter.
- (F) Child care home, pursuant to Section 5-609.
- (G) Christmas tree sales.
- (H) Commercial nurseries, subject to Section 5-605.
- (I) Commuter parking lot, with less than 50 spaces.

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- 1 (J) Construction and/or sales trailer, during period of
2 construction activity, subject to establishment of a date
3 certain for removal.
- 4 (K) Dwelling, single family detached, pursuant to Section **2-307**,
5 including manufactured housing.
- 6 (L) Equestrian facility, on lots of fifty (50) acres or more, with
7 frontage on a state maintained road.
- 8 (M) Farm machinery sales and service, pursuant to Section 5-615.
- 9 (N) Guest farm or ranch, leasing no more than three (3) guest
10 rooms.
- 11 (O) Guest house, pursuant to Section 5-612.
- 12 (P) Home occupation, pursuant to Section 5-400.
- 13 (Q) Mill, feed and farm supply center.
- 14 (R) Nature preserve, such as but not limited to wildlife sanctuary,
15 conservation area, and game preserve.
- 16 (S) Nursery, production, with frontage on a state maintained
17 road, pursuant to Section 5-605.
- 18 (T) Portable dwelling/trailer during construction of primary
19 residence, pursuant to Section 5-500.
- 20 (U) Public or private playground or neighborhood park.
- 21 (V) Recycling drop-off collection center, small, pursuant to
22 Section 5-607.¹
- 23 (W) School, private elementary or middle, for less than fifteen
24 (15) pupils.
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¹ *Public Facilities Policy 6 in the Revised General Plan suggests that recycling facilities be included in the use list. In discussing this topic with County staff, it was determined that such an industrial operation is not appropriate; recycling drop-off facilities, however, are already allowed and are retained as a permitted use.*

- 1 (X) Sewer pumping station.
- 2 (Y) Stable, neighborhood, on lots less than 25 acres, or without
3 frontage on state-maintained road.
- 4 (Z) Stable, private.
- 5 (AA) Telecommunications antenna, pursuant to Section 5-618(A).
- 6 (BB) Telecommunications monopole, pursuant to Section 5-
7 618(B)(1).
- 8 (CC) Utility substation, dedicated.
- 9 (DD) Water pumping station.
- 10 (EE) Wayside stands, pursuant to Section 5-604.
- 11 **2-1104 Special Exception Uses.** The following uses may be approved by the
12 Board of Supervisors as special exception uses and, if approved, may
13 be subject to certain conditions, pursuant to the provisions in Section
14 6-1300.
- 15 (A) Animal hospital.
- 16 (B) Arboretum.
- 17 (C) Auction house.
- 18 (D) Bed and breakfast inn, pursuant to Section 5-601(B).
- 19 (E) Borrow pit for construction.
- 20 (F) Camp, day and boarding.
- 21 (G) Cemetery, mausoleum, or memorial park.
- 22 (H) Child or adult daycare center, pursuant to Section 5-609.
- 23 (I) Church, synagogue and temple.
- 24 (J) Community center.
- 25 (K) Commuter parking lot, with greater than 50 spaces.
- 26 (L) Congregate housing facility.

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| 1 | (M) | Continuing care facility. |
| 2 | (N) | Convent, monastery, or seminary. |
| 3 | (O) | Country club. |
| 4 | (P) | Country inn, pursuant to Section 5-601(C). |
| 5 | (Q) | Crematorium. |
| 6 | (R) | Educational or research facility related to uses in this district. |
| 7 | (S) | Equestrian facility, on lots of less than fifty (50) acres or |
| 8 | | without frontage on a state maintained road. |
| 9 | (T) | Farm markets, subject to Section 5-603. |
| 10 | (U) | Fire and/or rescue station. |
| 11 | (V) | Golf course. |
| 12 | (W) | Hospital, pursuant to Section 5-610. |
| 13 | (X) | Indoor Kennels, subject to Section 5-606 (B). |
| 14 | (Y) | Kenel, pursuant to Section 5-606. |
| 15 | (Z) | Library. |
| 16 | (AA) | Nursery, commercial, pursuant to Section 5-605. |
| 17 | (BB) | Nursery, production, without frontage on a state maintained |
| 18 | | road, pursuant to Section 5-605. |
| 19 | (CC) | Orphanage or other similar institution. |
| 20 | (DD) | Pet farm. |
| 21 | (EE) | Playing fields and courts, lighted. |
| 22 | (FF) | Police station. |
| 23 | (GG) | Private club or lodge. |
| 24 | (HH) | Public or private community or regional park. |

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- 1 (II) Public utility service center and storage yard.
- 2 (JJ) Rural agricultural corporate retreat, pursuant to Section 5-
3 619.
- 4 (KK) School, private middle or elementary for fifteen (15) or more
5 pupils.
- 6 (LL) School, public (elementary, middle or high).
- 7 (MM) Sewage treatment plant.
- 8 (NN) Small business, pursuant to the provisions of Section 5-
9 614(C).
- 10 (OO) Structure or use primarily for federal, state, county, or local
11 governmental purposes, not otherwise listed.
- 12 (PP) Telecommunications monopole, pursuant to Section 5-
13 618(B)(2).
- 14 (QQ) Telecommunications tower, pursuant to Section 5-618(C)(2).
- 15 (RR) Tenant dwelling, pursuant to Sections 5-602(B) and (C).
- 16 (SS) Utility substation, transmission, pursuant to Section 5-616.
- 17 (TT) Utility transmission line, overhead.
- 18 (UU) Veterinary service.
- 19 (VV) Water storage tank.
- 20 (WW) Water treatment plant.

21 *Comment: The rural hamlet and large-lot development options*
22 *previously allowed as "permitted" uses in Section 2-303 above are*
23 *proposed to be deleted.*
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2-1105 Lot and Building Requirements (See Section 1-205).

- (A) **Lot Size.** 12,000 square feet.
- (B) **Lot Width.** Sixty (60) feet.
- (C) **Minimum Front Yard.** 20 feet.
- (D) **Minimum Rear Yard.** 15 feet.
- (E) **Minimum Side Yard.** 10 feet.
- (F) **Additional Setback Requirement.** No building except a residential building or structure used for agriculture shall be located closer than one hundred (100) feet to any building or structure in agricultural use.
- (G) **Building Setback from Road.** No building shall be located within one hundred (100) feet from the right of way of any arterial road, seventy five (75) feet from the right of way of any collector road, and thirty five (35) feet from any other road right of way, private access easement, and any prescriptive easement.
- (H) **Building Height.** Thirty five (35) feet maximum, except no restriction for buildings used exclusively for agriculture.
- (I) **Minimum Open Space.** Fifty (50) percent, pursuant to residential cluster requirement.
- (J) **Gross Density.** One residential unit per three (3) acres).

2-1106 Residential Cluster Requirement.

Comment: Residential development in the JLMA-3 district is required to be clustered consistent with conservation design principles with a minimum open space set aside of 50%. This section of the regulation will establish those requirements. It will be completed and reference the appropriate conservations design regulations, once the conservation design regulations are drafted.

2-1107 Utilities.²

- (A) Purcellville: Both public water and public sewer facilities must be provided to every development site.
- (B) Other towns: Both public water and public sewer facilities must be provided to every development site, except for Town-owned or County-owned and operated public facilities that may utilize communal systems.
- (C) All utility distribution lines shall be placed underground.

2-1108 Use Limitations.

- (A) No non-agricultural use shall be permitted which, because of its nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons.

Comment: Although the expectation is that all new development will occur using public utilities, there are properties whose development rights will be recognized and may proceed under existing permits and plans. To address "by-right" development on existing lots of record, or those lands with prior approval under the LSDO for preliminary plats for subdivision or site plans prior to the date of adoption of this new district, the County will develop a separate ordinance to address properties that are not subject to the application of these district regulations.

² Separated the Town of Purcellville from other towns per *Revised General Plan* policy.